

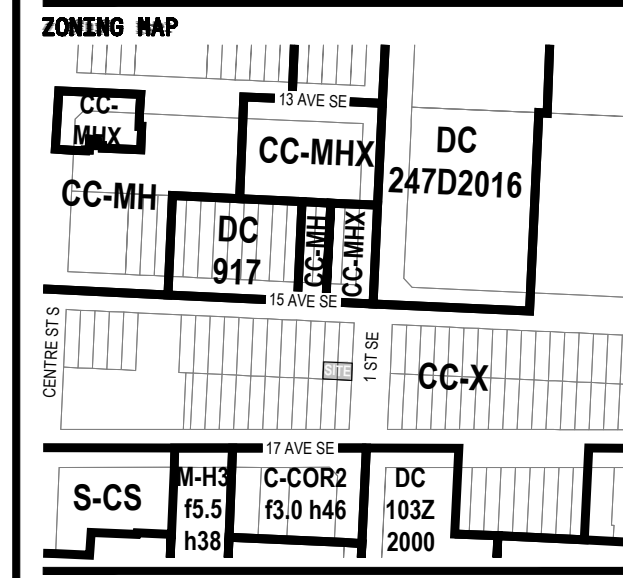
sFRAME

USE: NEW HOTEL
 ISSUED: ISSUED FOR DP - RESPONSE TO DR3
 DATE: 2026-03-13

MODA



- NOTES**
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ISSUED

A	#DP	2025-03-11
B	#DP - RESPONSE TO DR1	2025-05-24
C	#DP - RESPONSE TO DR2	2026-01-14
D	#DP - RESPONSE TO DR3	2026-03-13

REVISIONS



PROJECT

NAME: sFRAME
 NUMBER: 24010
 ADDRESS: 1903 1 ST SE, CALGARY AB T2G 2J4
 LEGAL: LOT 19, 20 (S 37), BLOCK 117, PLAN C
 EP NO:
 BP NO:

CONSULTANT

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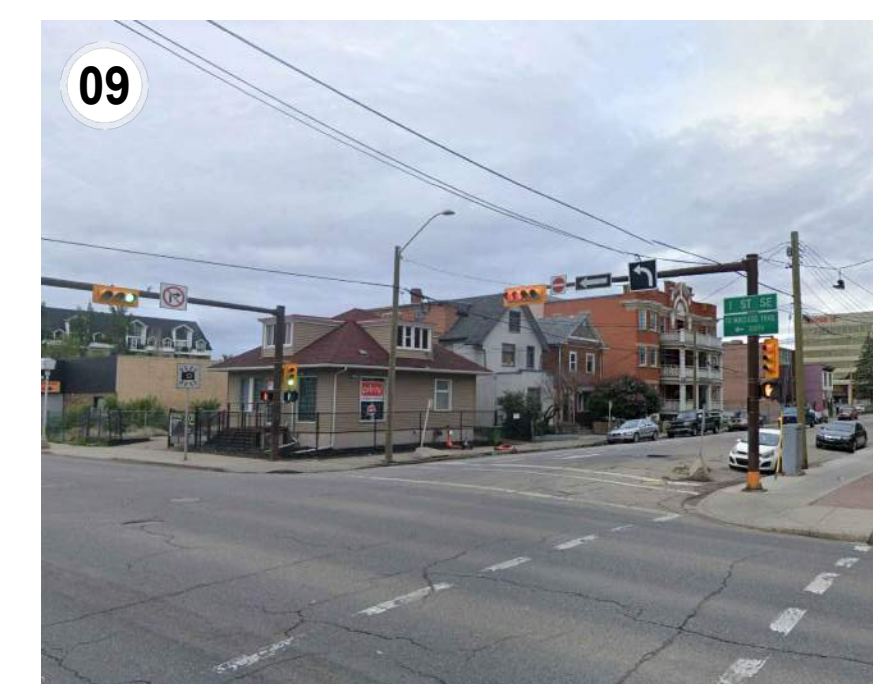
JUSTIN GILBERT Architect, AIA, Principal
 BEN KLUMPP Architect, AIA, Principal

DRAWING INFORMATION

SCALE:
 DRAWN BY: DV
 CHECKED BY:

TITLE SHEET

A000



BYLAW REVIEW

BYLAW	CLAUSE	GENERAL	NOTES	OBEYS
LOT INFORMATION				
MUNICIPAL ADDRESS	1903 1 ST SE, CALGARY AB T2G 2J4			
LEGAL ADDRESS	LOT 29, 20 (SOUTH 33) BLOCK 117			
PARCEL AREA		MP	SF	HECTARES
		153.34	1650.58	0.015334

ZONING				
CITY OF CALGARY LAND USE BY-LAW 1P2007	CC-X	CENTRE CITY MIXED USE DISTRICT		
CC-X	11647(9)	DISCRETIONARY	HOTEL	YES

BUILDING RESTRICTIONS				
CC-X	11661(10)	FLOOR AREA RATIO [BETWEEN 15 & 1 AVE + WEST OF 1 ST SE]	3.0	USE BONUS FAR
11661(9)	11661(9)	BONUS AREA C	4.0	PROPOSED FAR = GFA / PARCEL AREA = 813.32 MP / 153.34 MP = 4.40
1167		MAX BLDG HEIGHT	NO MAXIMUM	YES
1168		BLDG ORIENTATION	PUBLIC ENTRANCE MUST FACE PROPERTY LINE SHARED W/ STREET	YES
1169(2)		FRONT SETBACK [1 ST SE]	MIN 1.5 M MAX 6.0 M	YES
53(1)		PUBLIC REALM SETBACK	5.162 M	FROM 19 AVE S TO SLEWOWER
1170(1)		REAR SETBACK	0.0 M	YES
1171(1)		SIDE SETBACK	0.0 M	YES
1172(2)		FLOOR PLATE RESTRICTION	EACH FLOOR ABOVE 36.8 M HT (a) MAX FLOOR PLATE AREA = 680 MP (b) HORIZ DIM = 37.0 M	YES
1115		GARAGE STORAGE	MUST BE INSIDE MAIN BLDG	
1117		MECH EQUIP TO BE SCREEN	FROM PUBLIC SPACE	
1120		FENCES	1.2 M BEYOND FRONT OF BLDG, 2.0 M OTHERWISE	

LANDSCAPING REQUIREMENTS				
CC-X	1173(1)	MIN AREA OF PARCEL TO BE LANDSCAPED AREA	30%	LANDSCAPED AREA + HARD SURFACED OR SOFT SURFACED
1174(4)		SETBACK AREAS COMMERCIAL	= 1 TREE / 2 SHRUBS / 30 MP (OR) 50 MP IF LOW WATER IRRIGATION	NA, SETBACK = 0.0 M
1101(1)		VEHICLE / LOADING STALLS + ACCESS, GARAGE + RECYCLING	MUST NOT BE INCLUDED IN LANDSCAPED AREA	
1101(2)		MAX HARDSCAPED LANDSCAPED AREA	= 50% OF REG LANDSCAPED AREA	
1101(3)		LANDSCAPED AREAS ABOVE GRADE	= MIN 30% IS SOFT SURFACED	
1101(4)		LANDSCAPE BETWEEN GRADE AND +25 M	= LANDSCAPED AREA	
1102(2)		MIN TREES / SHRUBS	= 1.0 TREE / 40 MP, = 2.0 SHRUBS / 40 MP	
1102(3)		MIN NUMBER OF CONIFEROUS TREES	25%	
1102(4)		MIN TREE CALIPER	DECID = 50 MM CONF = 75 MM (50% @ PLANTING)	
1102(5)		MIN HEIGHT	CONF = 2.0 M SHRUB = 0.8 M (50% @ PLANTING), SHRUB = 0.6 M @ PLANTING	
1102(7)		MIN SOIL DEPTHS FOR LANDSCAPED AREAS W/ BLDG BELOW	TREES = 1.2 M SHRUBS = 0.8 M ALL OTHER = 0.3 M	SOIL DEPTH MUST COVER AN AREA EQUAL TO WATER BREAK OF PLANTING MATERIAL
1104		LOW WATER (3%) MIN TREES / SHRUBS MIN TREE CALIPER	= 1.0 TREE / 20 MP, = 2.0 SHRUBS / 20 MP DECID = 65 MM CONF = 85 MM (50% @ PLANTING)	
1105		MIN HEIGHT ADDITIONAL LOW WATER (2%)	CONF = 3.0 M CONF = 4.0 M (50% @ PLANTING)	(a) MAX 30% LA = 50D, (b) MIN 30% LOW WATER TREES, (c) TREES / SHRUBS GROUPED, (d) MIN 30% LA = 50D, (e) MIN 30% LOW WATER TREES, (f) MIN 30% LOW WATER SHRUBS

USES				
CC-X	1176(1)	MAX USE AREA @ GROUND LEVEL	1200 MP	YES
1176(2)		MAX USE AREA	NO MAXIMUM	YES
1114(1)		EXT ACCESS FACING A STREET MUST BE PROVIDED AT	EACH INDIVIDUAL USE OR UNIT AND CONNECTED TO PUBLIC SIDEWALK	

GROSS FLOOR AREA [GFA]				
			MP	SF
		LEVEL 1	55.21	594.29
		LEVEL 2	88.96	957.55
		LEVEL 3	88.96	957.55
		LEVEL 4	88.96	957.55
		LEVEL 5	88.96	957.55
		LEVEL 6	88.96	957.55
		LEVEL 7	88.96	957.55
		LEVEL 8	24.18	260.23
		TOTAL	613.15	6599.82

PARKING REQUIREMENTS				
209	HOTEL	VEHICLE STALLS / UNIT	REQUIRED	PROVIDED
102-1 TABLE 1.2	HOTEL (GROUP C) BARRIER-FREE STALLS	NA	0	0
			5	0
			TOTAL	5
				0

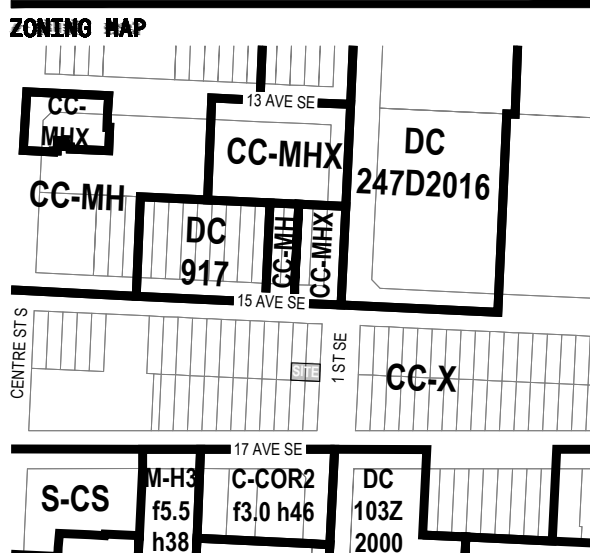
BICYCLE PARKING REQUIREMENTS				
209(g)	HOTEL	BIKE STALLS / UNIT	REQUIRED	PROVIDED
		NA	0	2

AMENITY SPACE REQUIREMENTS				
CC-X	1106(3)	MIN AREA / UNIT	REQUIRED	PROVIDED
		5.0 MP	60.0 MP	75.6 MP
	1106(7)	PROV AMENITY SPACE BALCONY/DECK/PATIO	MIN 2 M MIN 5 MP	NA
	1106(8)	COMMON AMENITY SPACE	MIN 6 M MIN 50 MP	COMMON AMENITY SPACE PROVIDED AT ROOF LEVEL

FLOOD OVERLAND FLOW AREA				
PART 3	61	ALL BLDGS TO BE DESIGNED	(a) TO PREVENT STNG DAMAGE BY FLOOD WATERS, (b) LEVEL 1 MIN 0.3 M AOV HIGHEST GRADE @ STREET, (c) ALL ELEC / MECH EQUIP @ LIV 1 OR AOV, (d) BLDG MUST HAVE SCENER BACK UP VALVE	HIGHEST STREET GRADE = 46.27 M LEVEL 1 GRADE = 46.27 + 0.3 = 46.57 M

MODA

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REVISIONS

STAMP

DEVELOPMENT PERMIT DECISION RENDERED ON THIS PLAN

PROJECT

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NUMBER: 24010

ADDRESS: 1903 1 ST SE, CALGARY AB T2G 2J4

LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C

DATE: 2025-03-11

CONSULTANT

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JUSTIN COLLIER Architect, AA, Principal
BIN KLUMPER Architect, AA, Principal

DRAWING INFORMATION

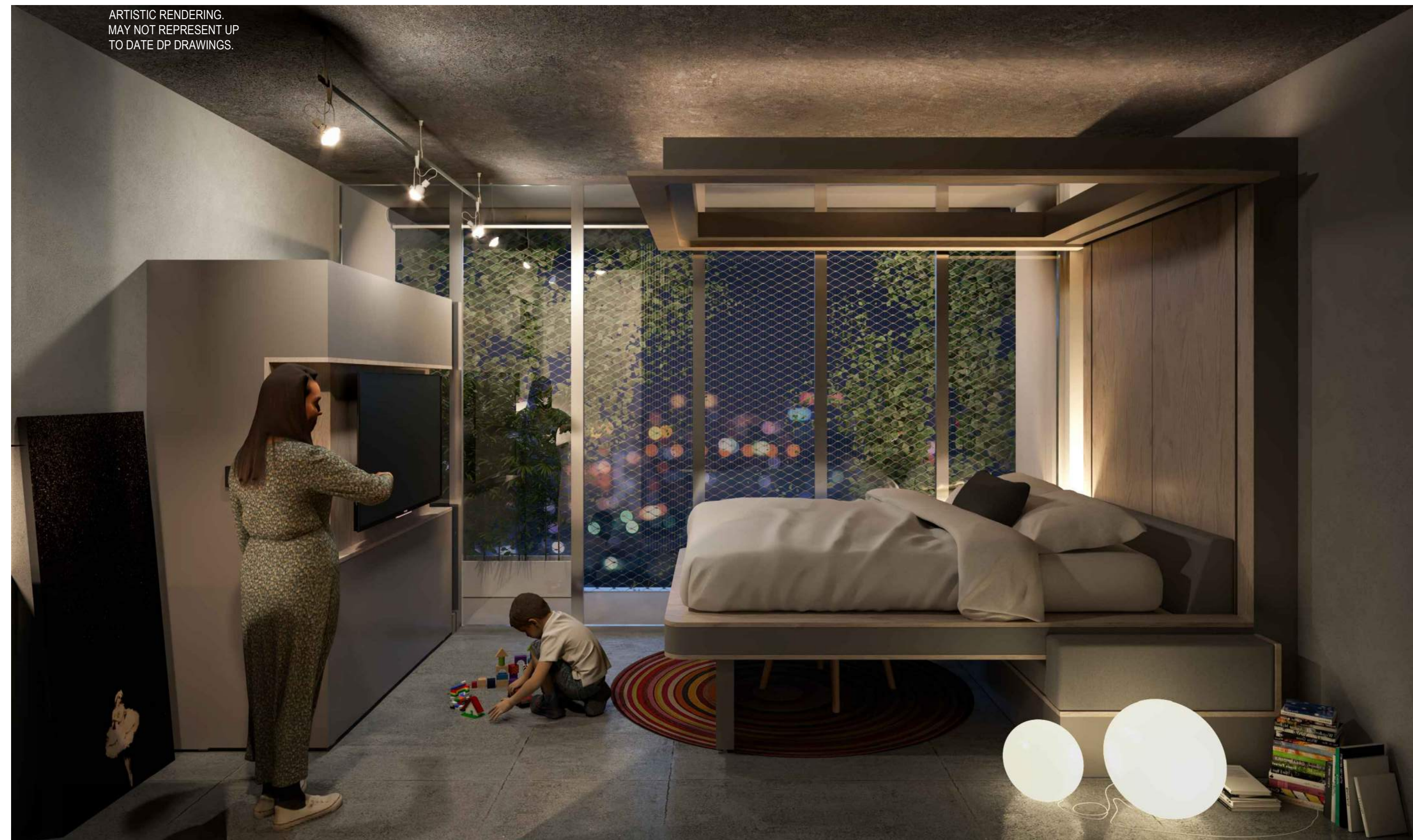
SCALE: NTS

DRAWN BY: BCC

CHECKED BY: DV

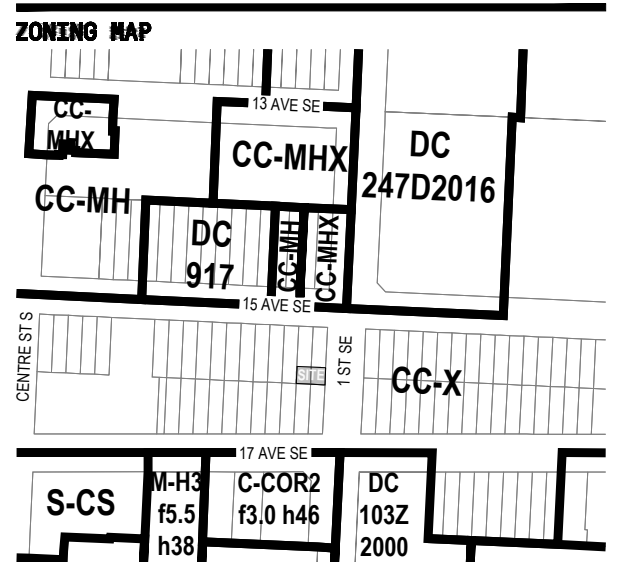
BYLAW / LANDSCAPE INFO

A001



MODA

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REVISIONS

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**DEVELOPMENT
PERMIT
DECISION
RENDERED
ON THIS PLAN**

PROJECT

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 ADDRESS: 1503 1 ST SE, CALGARY AB T2G 2J4
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 BP NO:

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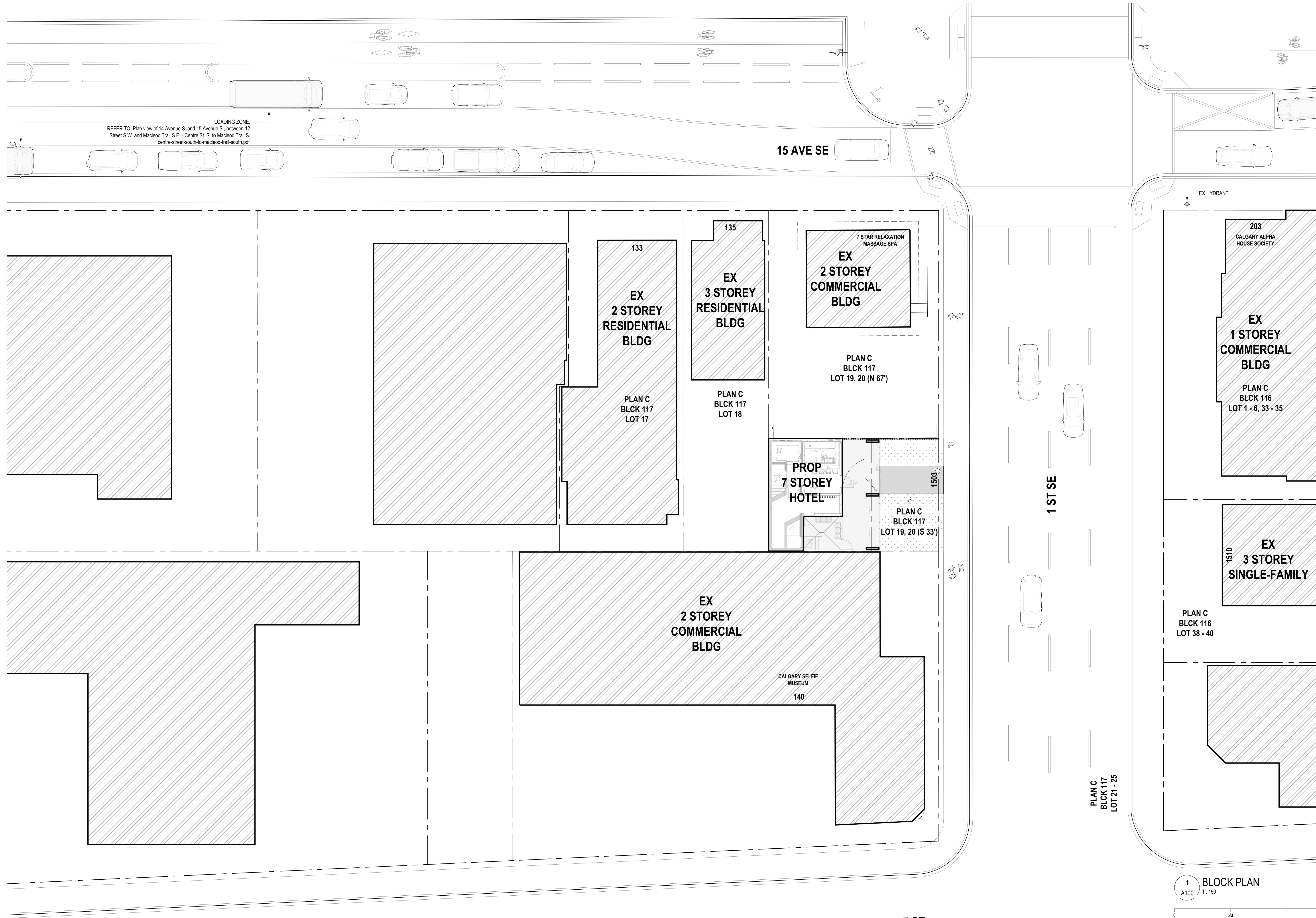
DARIN CHAZAN Architect, AA, Principal
 BEN KLIPPER Architect, AA, Principal

DRAWING INFORMATION

SCALE: NTS
 DRAWN BY: ND
 CHECKED BY: DC

VIEWS

A002



LOADING ZONE
REFER TO: Plan view of 14 Avenue S. and 15 Avenue S. between 12 Street S.W. and Macleod Trail S.E. - Centre St. S. to Macleod Trail S. centre-street-south-to-macleod-trail-south.pdf

15 AVE SE

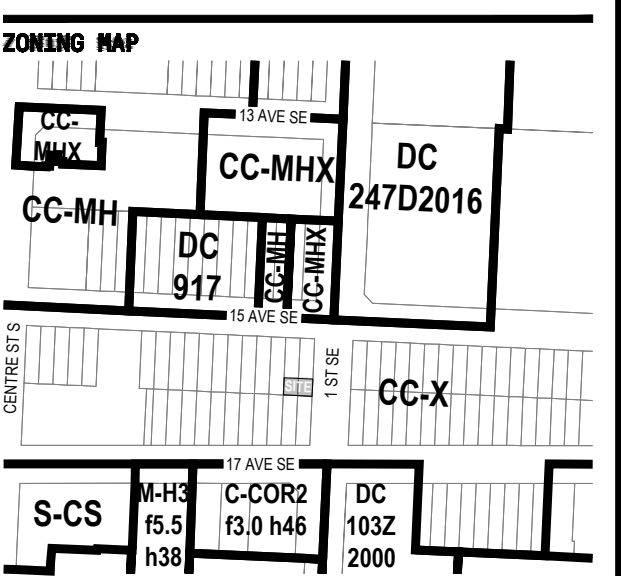
1 ST SE

17 AVE SE

PLAN C
BLCK 117
LOT 21 - 25

EX HYDRANT.

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D	#/GP - RESPONSE TO DR3	2026-03-13

REVISIONS

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 BP NO:

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DUSTIN COZZINE Architect, AA, Principal
 BEN KLUMPER Architect, AA, Principal

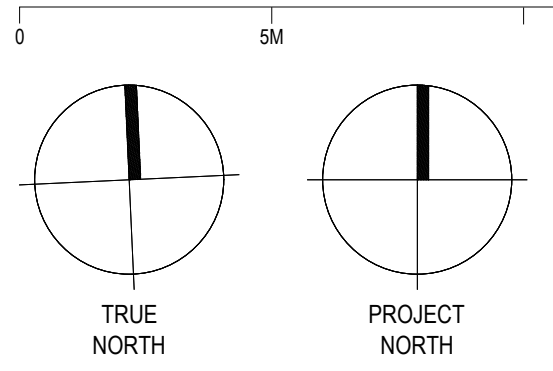
DRAWING INFORMATION

SCALE: 1:150
 DRAWN BY: DV
 CHECKED BY: DV

BLOCK PLAN

A100

1 BLOCK PLAN
A100 1:150



135

EX
3 STOREY
RESIDENTIAL
BLDG

PLAN C
BLCK 117
LOT 18

EX
2 STOREY
COMMERCIAL
BLDG

7 STAR RELAXATION
MESSAGE SPA
1501

PLAN C
BLCK 117
LOT 19, 20 (N 67')

PLAN C
BLCK 117
LOT 21 - 25

PROP
7 STOREY
HOTEL

PLAN C
BLCK 117
LOT 19, 20 (S 33')

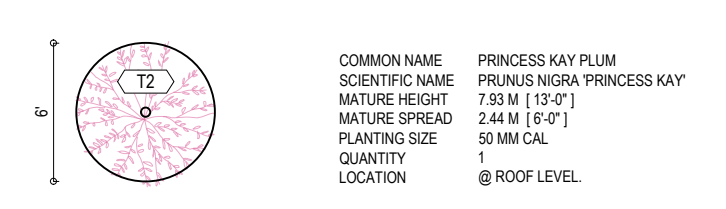
WASTE + RECYCLING AREA
SIX (6) 0.3 YD³ BINS MANUALLY
ROLLED TO ADJ. 15 AVE SE BY
PRIVATE WASTE & RECYCLING
COMPANY. REFER TO LETTER
PROVIDED BY WASTE COMPANY.

EX
2 STOREY
COMMERCIAL
BLDG

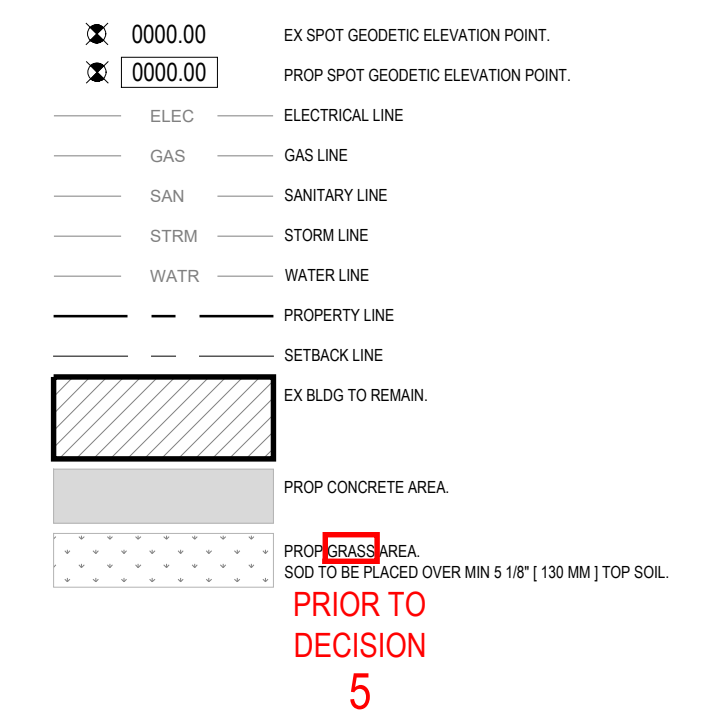
CALGARY SELFIE
MUSEUM
140

LANDSCAPE PLANT LEGEND

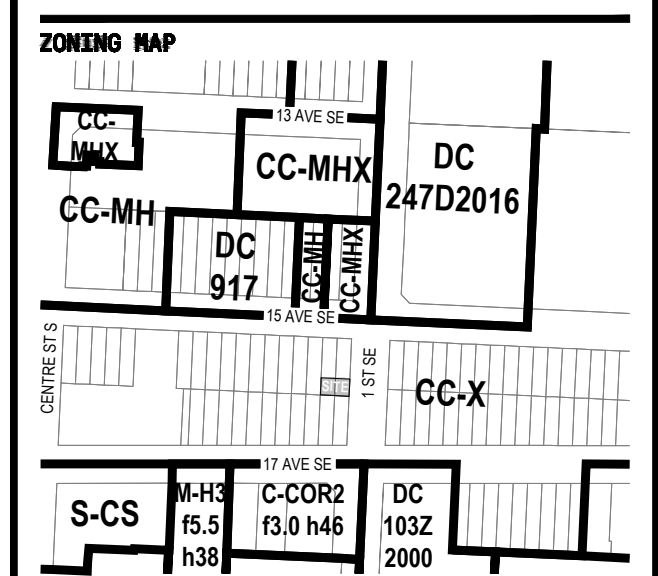
DECIDUOUS TREES



SITE / LANDSCAPE LEGEND



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D	#GP - RESPONSE TO DR3	2026-03-13

REVISIONS

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PROJECT

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NUMBER 24010
ADDRESS 1501 1ST SE, CALGARY AB T2G 2M
LEGAL LOT 19, 20 (S 33'), BLOCK 117, PLAN C
DP NO
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CONSULTANT

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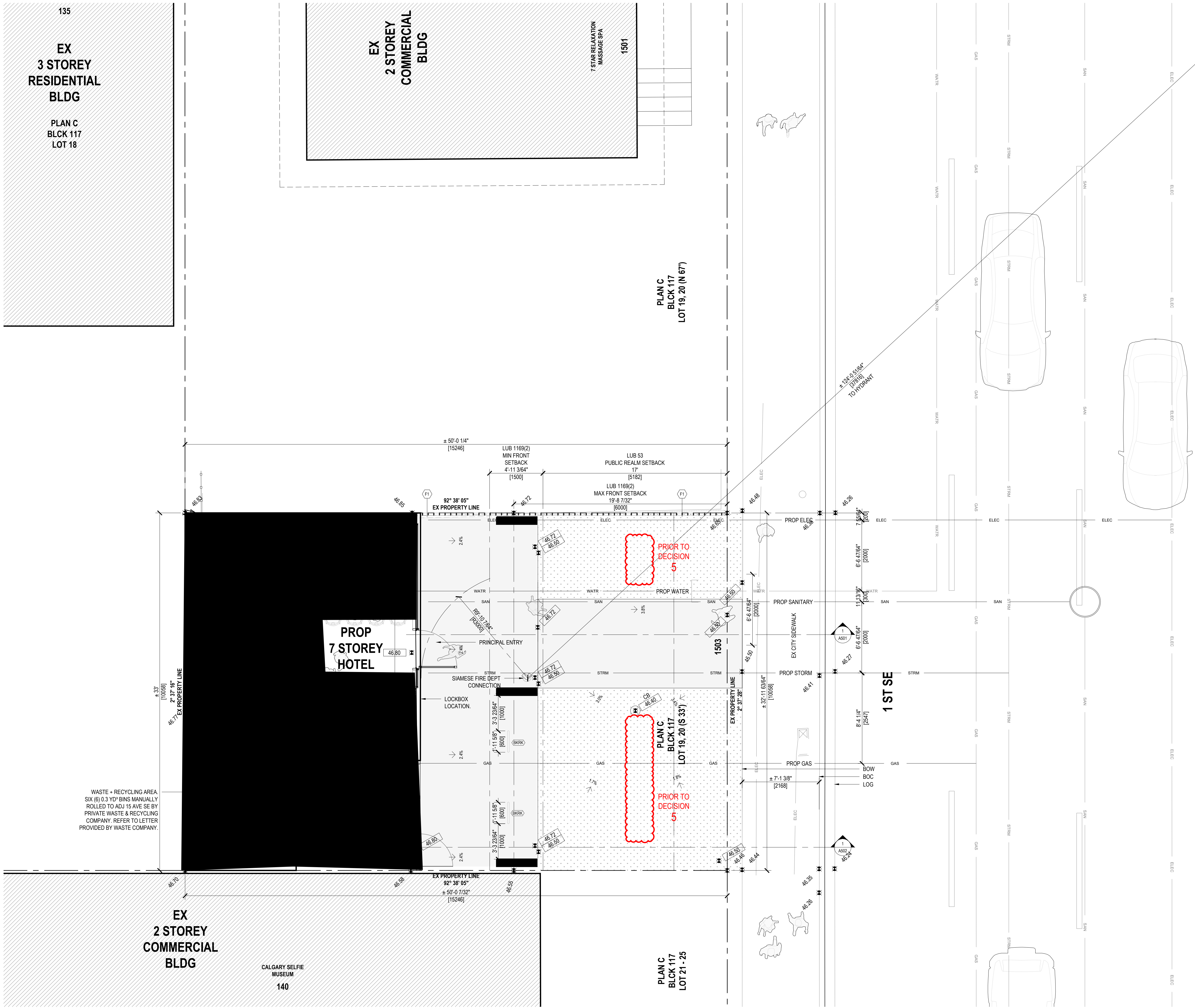
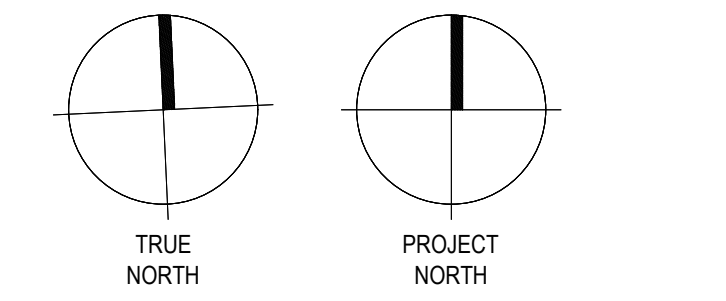
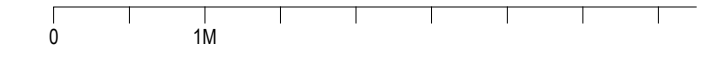
DRAWING INFORMATION

SCALE 1:50
DRAWN BY DV
CHECKED BY DV

SITE / LANDSCAPE PLAN

A101

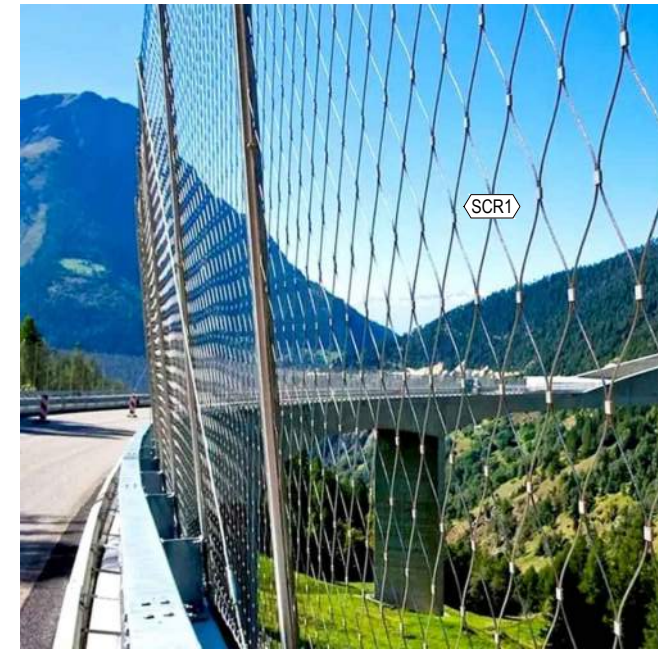
1 SITE / LANDSCAPE PLAN
A101 1:50



EXT MATERIALS

SCREENS

DESCRIP: FLEXIBLE STAINLESS STEEL CABLE MESH (FERRULE TYPE)
 DESIGN BASIS: BZWIRE MESH PRODUCTS CO., LTD. AL-FERRULE MESH 80-2102F
 PRODUCT: <https://www.bzwiremesh.com/flexible-stainless-steel-cable-mesh-ferule-type>
 CABLE: STAINLESS STEEL
 CABLE Ø: 1/8"
 OPENING SIZE: 4"W X 6.9"H
 SUBMITTAL: REQUIRED



DESCRIP: FLAT STOCK ALUMINUM SCREEN
 FINISH: SMOOTH
 COLOUR: NATURAL
 SIZE: 14" X 4"
 SPACING: 6" OC
 SUBMITTAL: REQUIRED

STUCCO

DESCRIP: STUCCO CLADDING
 FINISH: SMOOTH
 COLOUR: WHITE PRIMER, MAKE READY TO RECEIVE PAINTED MURAL
 SUBMITTAL: REQUIRED

CONCRETE

DESCRIP: CONCRETE FINISH
 FINISH: VERTICAL BOARD FORM EXTERIOR GRADE FINISH
 COLOUR: NATURAL
 SUBMITTAL: REQUIRED

ALUMINUM

DESCRIP: ALUMINUM PANEL
 FINISH: SMOOTH
 COLOUR: NATURAL
 SUBMITTAL: REQUIRED

EXT PRODUCTS

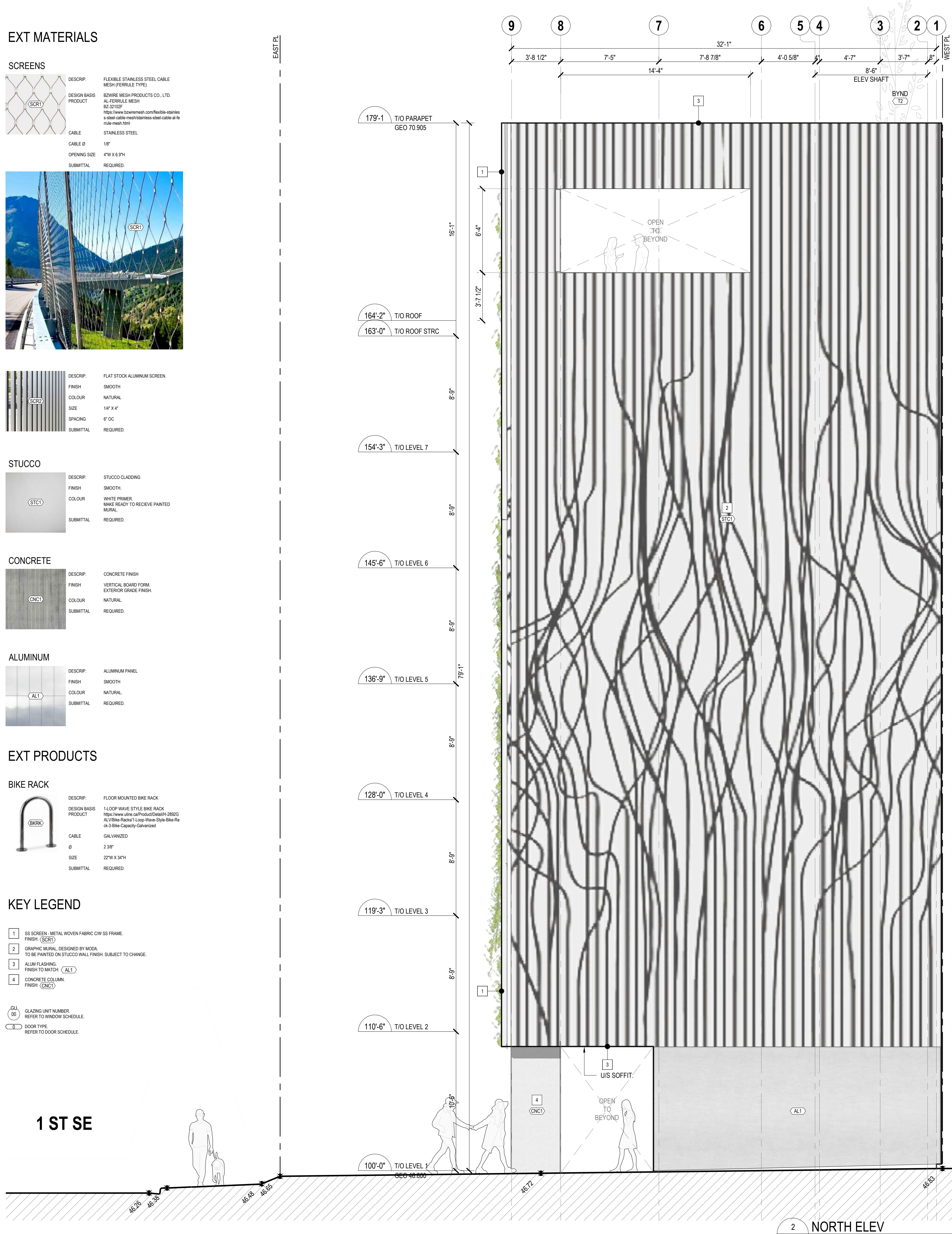
BIKE RACK

DESCRIP: FLOOR MOUNTED BIKE RACK
 DESIGN BASIS: 1-LOOP WAVE STYLE BIKE RACK
 PRODUCT: <https://www.omega.ca/ProductDetail/20950>
 ALU (Blue Powder) / Loop Wave Style Blue/Alu
 0-3 Bike Capacity Galvanized
 CABLE: GALVANIZED
 Ø: 2.38"
 SIZE: 22"W X 34"H
 SUBMITTAL: REQUIRED

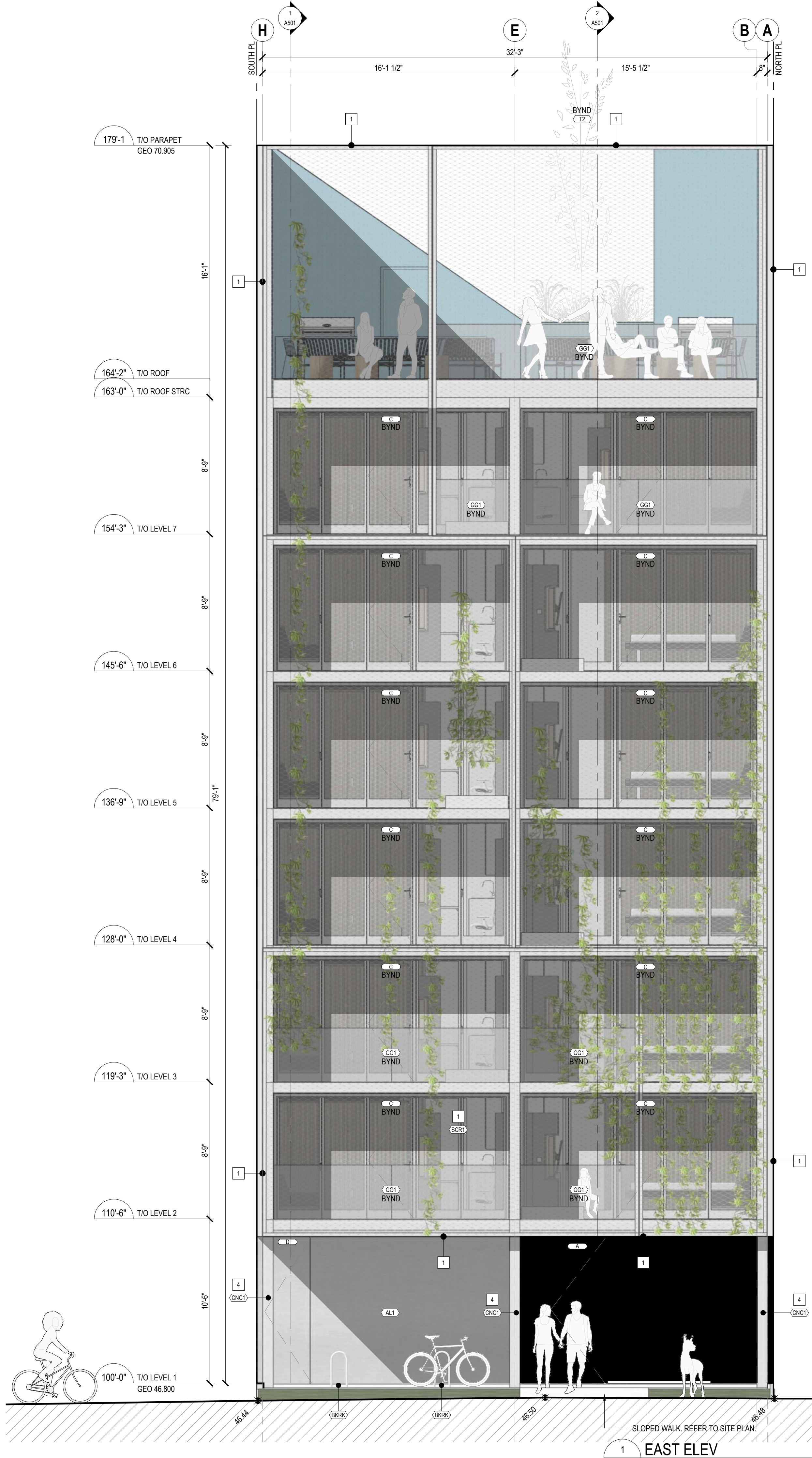
KEY LEGEND

- 1 SS SCREEN: METAL WOVEN FABRIC CW SS FRAME FINISH (SCR)
 - 2 GRAPHIC MURAL: DESIGNED BY MODA. TO BE PAINTED ON STUCCO WALL FINISH. SUBJECT TO CHANGE.
 - 3 ALUM FLASHPING. FINISH TO MATCH: (ALT)
 - 4 CONCRETE COLUMN. FINISH: (CNC)
- GLU 00 GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
 8 DOOR TYPE. REFER TO DOOR SCHEDULE.

1 ST SE



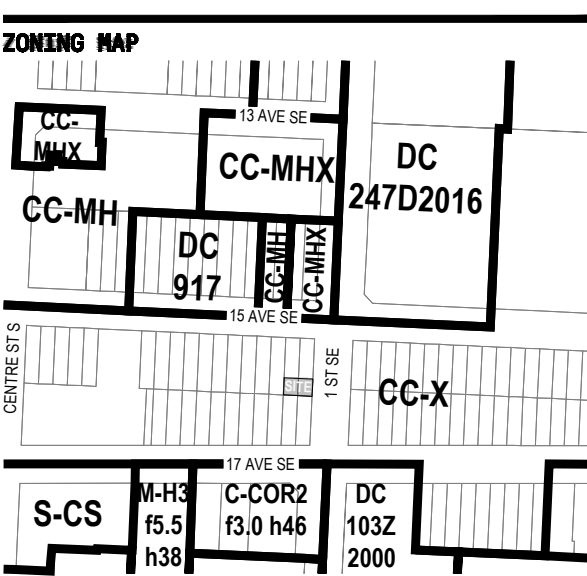
2 NORTH ELEV
 A401 1/4" = 1'-0"



1 EAST ELEV
 A401 1/4" = 1'-0"

MODA

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REV	DATE	DESCRIPTION
A	2025-03-11	IFGP - RESPONSE TO DR1
B	2025-09-24	IFGP - RESPONSE TO DR1
C	2026-01-14	IFGP - RESPONSE TO DR2
D	2026-03-13	IFGP - RESPONSE TO DR3

REVISIONS

STAMP

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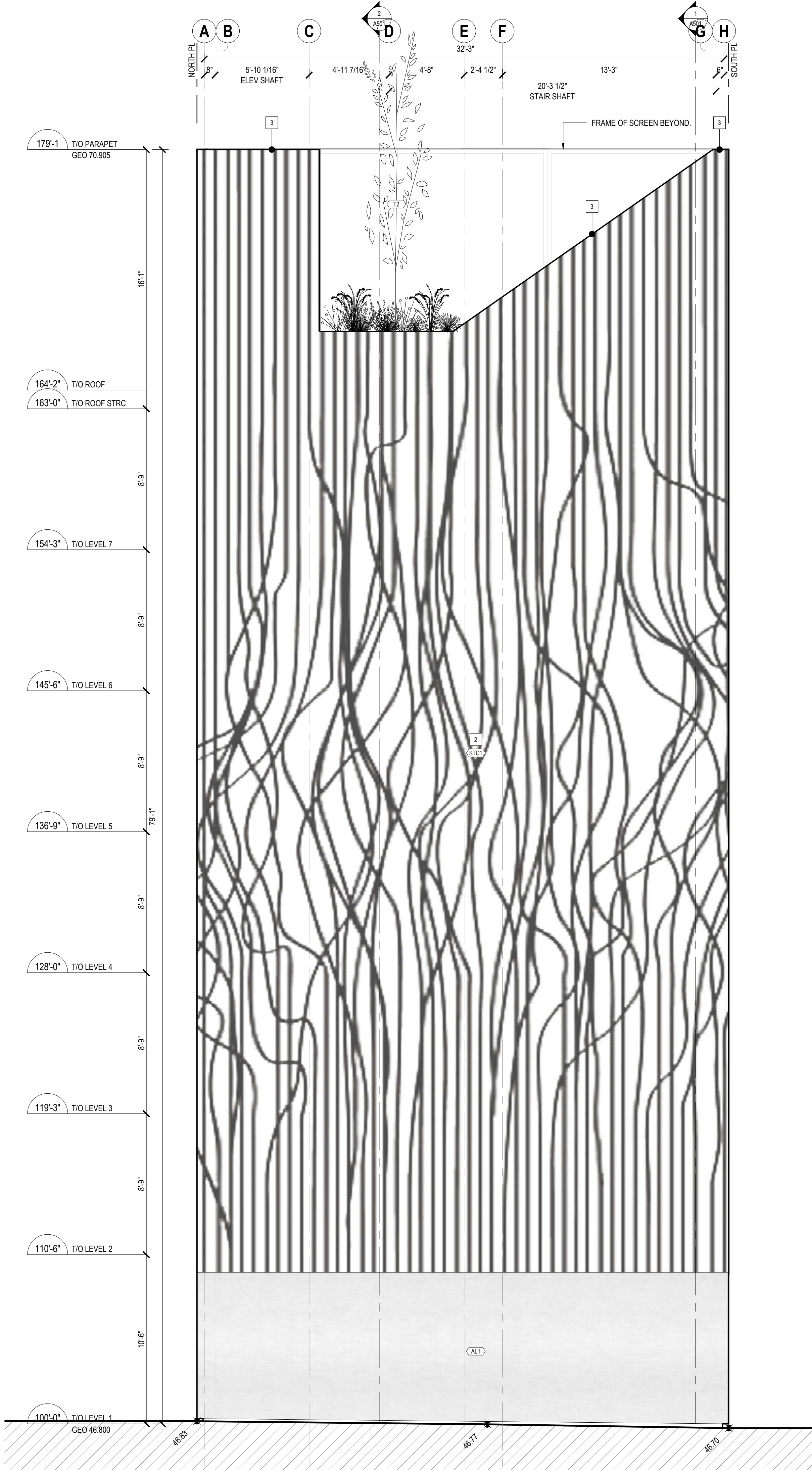
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OWNER: GUYTON ARCHITECTS
 ARCHITECT: A.M. PRINCIPAL
 BEN KLUMPER ARCHITECT, A.M. PRINCIPAL

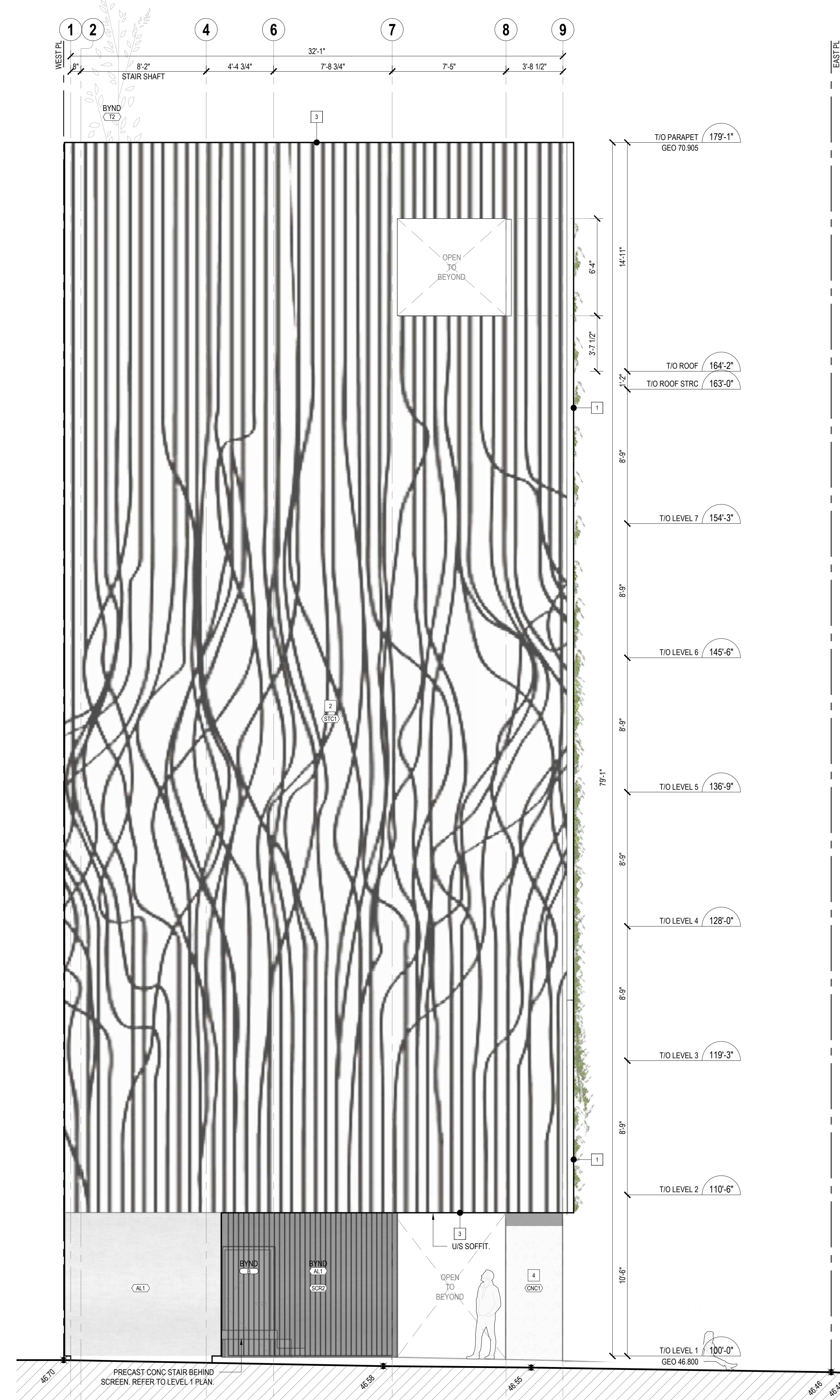
DRAWING INFORMATION
 SCALE: 1/4" = 1'-0"
 DRAWN BY: DV
 CHECKED BY: DC

EAST + NORTH ELEVATIONS

A401



2 WEST ELEV
A402 1/4" = 1'-0"

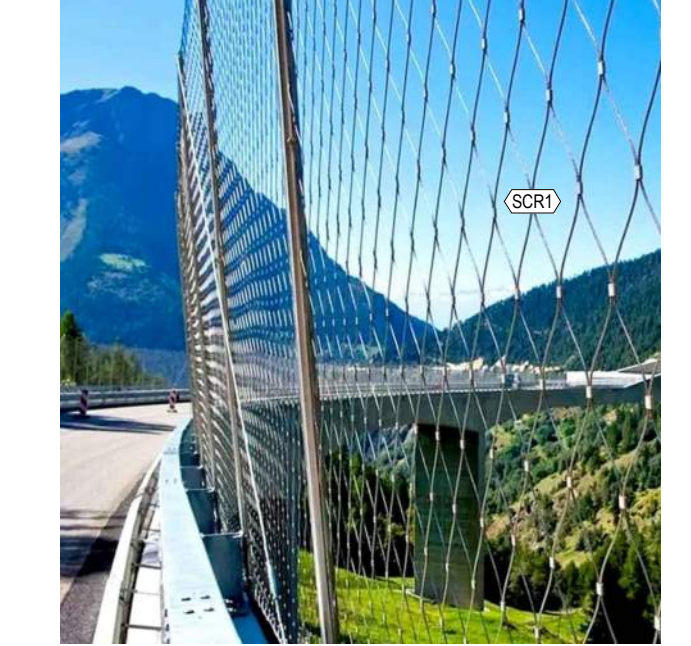


1 SOUTH ELEV
A402 1/4" = 1'-0"

EXT MATERIALS

SCREENS

DESCRIP:	FLEXIBLE STAINLESS STEEL CABLE MESH (PERFORATE TYPE)
DESIGN BASIS:	62WIRE MESH PRODUCTS CO., LTD. AL-FERRELE MESH 82-2215F
PRODUCT:	https://www.b2wiremesh.com/flexible-ss-82-2215f.html
CABLE:	STAINLESS STEEL
CABLE Ø:	1/8"
OPENING SIZE:	4"W X 6.5"H
SUBMITTAL:	REQUIRED



STUCCO

DESCRIP:	STUCCO CLADDING
FINISH:	SMOOTH
COLOR:	WHITE PRIMER, MAKE READY TO RECEIVE PAINTED MURAL
SUBMITTAL:	REQUIRED

CONCRETE

DESCRIP:	CONCRETE FINISH
FINISH:	VERTICAL BOARD FORM EXTERIOR GRADE FINISH
COLOR:	NATURAL
SUBMITTAL:	REQUIRED

ALUMINUM

DESCRIP:	ALUMINUM PANEL
FINISH:	SMOOTH
COLOR:	NATURAL
SUBMITTAL:	REQUIRED

EXT PRODUCTS

BIKE RACK

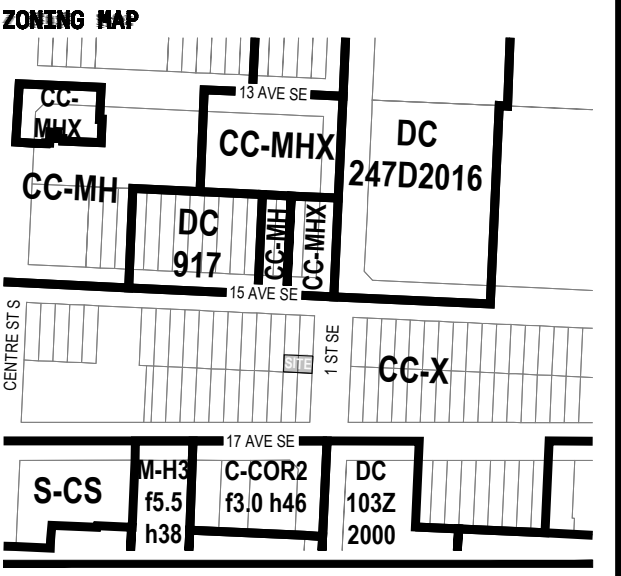
DESCRIP:	FLOOR MOUNTED BIKE RACK
DESIGN BASIS:	1 LOOP WAVE STYLE BIKE RACK
PRODUCT:	https://www.ultra.ca/ProductDetail/20-AL3/Bike-Rack-1-Loop-Wave-Style-20-0-3-Bike-Capacity-Galvanized
CABLE:	GALVANIZED
Ø:	2 3/8"
SIZE:	22"W X 34"H
SUBMITTAL:	REQUIRED

KEY LEGEND

- 1 SS SCREEN - METAL WOVEN FABRIC CW SS FRAME FINISH (SEE 2)
 - 2 GRAPHIC MURAL, DESIGNED BY MODA. TO BE PAINTED ON STUCCO WALL FINISH. SUBJECT TO CHANGE.
 - 3 ALUM FLASING. FINISH TO MATCH (ALT)
 - 4 CONCRETE COLLARN. FINISH (CNC1)
- GLU 00 GLAZING UNIT NUMBER. REFER TO WINDOW SCHEDULE.
- Ø DOOR TYPE. REFER TO DOOR SCHEDULE.

MODA

- NOTES
- THIS DRAWING AS AN INSTRUMENT OF SERVICE, IS THE PROPERTY OF MODERN OFFICE OF DESIGN - ARCHITECTURE AND MAY NOT BE REPRODUCED WITHOUT THEIR PERMISSION AND UNLESS THE REPRODUCTION CARRIES THEIR NAME, ALL DESIGNS AND OTHER INFORMATION SHOWN ON THIS DRAWING ARE FOR USE OF THE SPECIFIED PROJECT ONLY AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF THE ARCHITECTS.
 - THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED BY THE CONSULTANT.
 - THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO THE COMMENCEMENT OF THE WORK AND IS RESPONSIBLE FOR REPORTING DISCREPANCIES AND/OR OMISSIONS TO THE ARCHITECTS IMMEDIATELY.
 - THIS DRAWING IS TO BE READ IN CONJUNCTION WITH STRUCTURAL, MECHANICAL, ELECTRICAL AND ANY OTHER APPLICABLE CONSULTANTS DRAWINGS.
 - THE DRAWINGS MUST NOT BE SCALED.



ISSUED

A	#FGE - RESPONSE TO DR1	2025-03-11
B	#FGE - RESPONSE TO DR1	2025-09-24
C	#FGE - RESPONSE TO DR2	2026-01-14
D	#FGE - RESPONSE TO DR3	2026-03-13

REVISIONS

STAMP



PROJECT
NAME: sFRAME
NUMBER: 24010
ADDRESS: 1503 1ST SE, CALGARY AB T2G 2M
LEGAL: LOT 19, 20 (S 33), BLOCK 117, PLAN C
DP NO:
BP NO:

CONSULTANT
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DRAMING INFORMATION
SCALE: 1/4" = 1'-0"
DRAWN BY: DV
CHECKED BY: DC

WEST + SOUTH ELEVATION

A402